



**Illingworth Road, Halifax, HX2 9RX**



**welcome to**

## **Illingworth Road, Halifax**

Offered with no onward chain is this detached bungalow in Illingworth, Offers Over £250,000 situated close to schools & amenities. Benefitting from large front, side & rear gardens with off street parking. Spacious living throughout with modernisation required. Contact us now to view!



### Agents Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

### Entrance Hall

Enter the property through a wood door to the front elevation into the entrance hall where there is carpeted flooring, two ceiling light points and gas central heating radiator.

### Lounge

18' x 12' 1" ( 5.49m x 3.68m )

Spacious lounge with a double glazed window to the front elevation, striplight, electric fire and gas central heating radiator. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

### Kitchen

12' 1" x 12' 1" ( 3.68m x 3.68m )

With wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with tiled splashbacks. With a striplight, gas central heating radiator and oven. There is a double glazed window to the rear elevation, UPVC door to the side elevation and the kitchen itself has vinyl flooring.

### Bedroom One

13' 1" x 12' 10" ( 3.99m x 3.91m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring and provides ample space for free standing furniture.

### Bedroom Two

11' 3" x 11' 2" ( 3.43m x 3.40m )

Bedroom two also a double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

### Bathroom

The bathroom comprises of a low level w/c, wash hand basin, panelled bath & bidet. There is a frosted double glazed window to the rear elevation, striplight and gas central heating radiator. The bathroom itself has carpeted flooring.

### Externally

The front of the property is accessed through double gates onto the paved driveway providing off street parking, a garage and lawned garden with flowerbeds. There is lawn and flowerbeds to the side and a large garden to the rear which is paved & lawned. The gardens would be great for enjoying the summer months.



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welcome to

## Illingworth Road, Halifax

- \*\*\*OFFERS OVER £250,000\*\*\*
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- OFF STREET PARKING & GARAGE
- FRONT, SIDE & REAR GARDENS

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers over

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX113964 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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